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Tavernier Historic Preservation Guidelines

May 18, 2005
Monroe County, Florida

HDR

Tavernier Historic Preservation Guidelines

May 6, 2005
Monroe County, Florida

HDR Inc.

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1. Introduction

The Tavernier Historic Preservation Guidelines prescribe the basic rules for development in the area known as the Tavernier Historic District (Figure 2), as recommended by the Tavernier Livable CommuniKeys Plan (LCP). The Tavernier Historic District is bounded on the North by the US Highway 1, on the West by the Tavernier Creek, on the South by the Atlantic Ocean and on the East by Mile Marker 92. Within the district there are over four dozen structures that are historically significant. These guidelines function as an overlay and should be used to guide the development and redevelopment of the Tavernier Historic District. They are an instrument for the implementation of the rules for development within the comprehensive plan, the land development regulations, and the Secretary of the Interior's Standard for Rehabilitation, as well as an extension of the Livable CommuniKeys Plan.

The intent of the Guidelines is to provide guidance for development in the Historic District, in order to help preserve the cultural and architectural integrity of the district. The guidelines will serve as the principles to be used to regulate the appearance of new development as well as the rehabilitation and maintenance of structures in the Tavernier Historic District, and to encourage regular maintenance, accurate restoration, appropriate alterations or additions to historic buildings. These guidelines rely on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Historic Preservation as their foundation.

Figure 1 Tavernier ca. 1951
From the Collection of Jerry Wilkinson

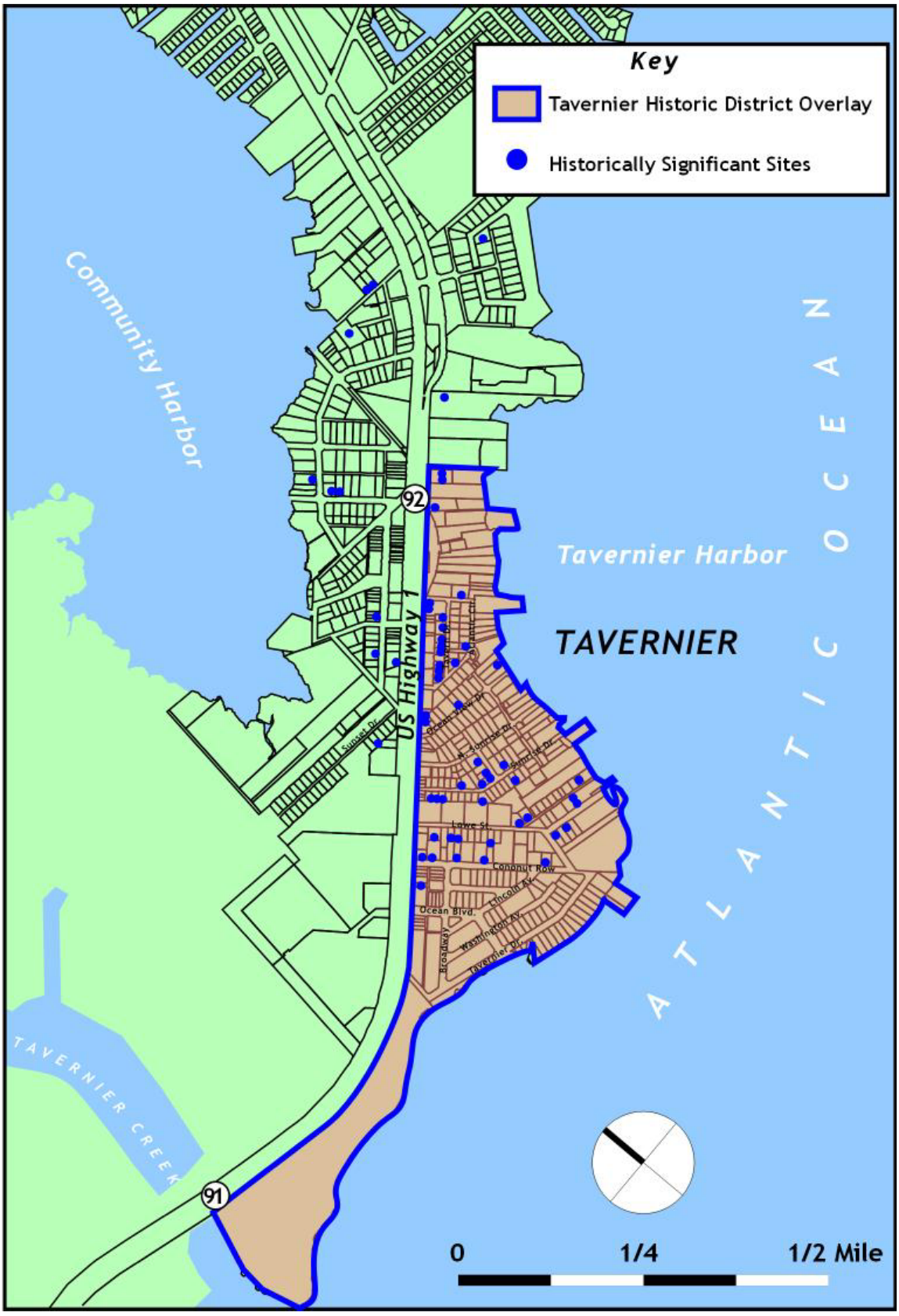


Figure 2 Tavernier Historic District Overlay

2. Background

Tavernier began as a farming community late in the 19th Century, and later, with the introduction of Henry Flagler's railroad connecting Key West to the mainland, it became a fishing village and a railroad town. Although the advance of the Overseas Highway (now US Highway 1) was partially due to the hurricane of 1935 that destroyed the railroad, the highway's origin dates back to land boom of 1921. Tavernier was mostly developed by the Key Largo Development Company in 1925. By 1928, the railroad was on what are today the southbound lanes of US Highway 1, and the Overseas Highway was on today's northbound lanes. The hurricane of Labor Day 1935 not only wiped out the railroad, it took the lives of over 420 people, many of whom were WW I veterans working on the bridges and roads of the Overseas Highway. By 1937, as Tavernier continued its unhurried development, Flagler's railroad right-of-way was bought and the reconstruction of a roadway to connect Key West with the mainland resumed.

In February of 1939 the nation was made aware of the Overseas Highway when President F. D. Roosevelt drove through Tavernier en route to Key West and the Caribbean. During WW II, Commissioner Harry Harris moved the bar he owned from the ocean side of the roadway to the bay side, knowing that the highway would be expanded to four lanes, thus favoring his and other new locations by facilitating the provision of on-site parking.

The historic district was created to preserve the unique and vital architectural character of Tavernier. Tavernier's history was recognized by Monroe County while contemplating a historic district for Tavernier in 1984. A subsequent survey conducted with the assistance of the Historic Florida Keys Preservation Board, identified 32 structures that contribute to the historic character of the Tavernier. In November 2003, the Historic Florida Keys Foundation (HFKF) commissioned a survey that identified 55 structures built between the early 1920s and the 1950s.

The Livable CommuniKeys Plan (LCP) -- Tavernier Creek to Mile Marker 97, was developed as an extension of the county's comprehensive growth management plan and responds to local community needs in the project area. The LCP recommended drafting guidelines for the historic district. The guidelines in this document respond to the goals outlined in the LCP:

Figure 3 Standard Oil Station ca. 1930
From the Collection of Jerry Wilkinson

Goal One: *direct future growth to lands that are most suitable for development, prevent sprawl into less developed areas and encourage preservation of environmentally sensitive lands.*

Goal Two: *preserve and protect the qualities of neighborhoods between Tavernier Creek Bridge and Mile Marker 97 – its small town unique character, lush natural environment and water orientation.*

Goal Three: *define, maintain and enhance the community character from MM 91 to MM 93.5, and*

Goal Four: *protect and enhance historic, cultural and archeological resources within Tavernier to maintain the integrity of the community's unique character.*

These guidelines are supplemented with the community participation and input collected during a four-day workshop (February 22 through 25, 2005) organized to help the consultant team understand the aspirations of the Tavernier community and review the goals and vision stated in the LCP.

3. Current Conditions

The character of a place is often revealed through its architecture. As Tavernier developed in the early part of the 20th Century, several architectural styles, described below, gave the place its character. The qualities that make Tavernier special are simple: materials were scarce and bringing them to the construction sites implied some degree of difficulty; therefore buildings, especially in the early phases of development, were uncomplicated wooden structures made to withstand and take advantage of the local climate. Another characteristic that separates Tavernier from other places is the use of the town itself. One the one hand, it is a place that is a stop between destinations; on the other hand, it is a world unto itself. Tavernier's Historic District is a place defined by sober, one-story single family houses with porches and pitched roofs. Wooden siding and metal roofs are prevalent, and picket fences line up some of the streets underlining the ambiance of a small American town in the islands.

The historic district contains a mix of both historic buildings, which contribute to the historic character of the district, and non-historic buildings, which do not. In addition, new construction will bring more structures in the future. In response, these guidelines are designed to provide guidance for each of these three kinds of properties. Their ultimate purpose is to preserve the historical characteristics of Tavernier by facilitating the rehabilitation and preservation of contributing structures, the appropriate redevelopment of noncontributing structures, and the appropriate construction of new buildings.

Frame Vernacular: This is the dominant architectural style in Tavernier. It is characterized by the use of local materials and local craftsmanship that produces sober, useful and practical buildings. The buildings are generally rectilinear volumes with little or no adornment (Figures 4 and 5).

Figure 4 Frame Vernacular

Tavernier examples are mostly lower pitched roofs, a common occurrence for this type of architecture from the 1920s onwards. The building's exterior walls are typically clapboard, novelty or board-and-batten siding. The Roberts' House and the Carpenter House, both on Sunrise Drive, built in the 1930s are two excellent examples.

Figure 5 Frame Vernacular

Frame Modern: The Wilkinson House at 159 Tavernier Trail, built in 1939, mixes elements of Modern architecture such as the raised frame, a legacy of the Maison-Domino developed two decades earlier in Europe by Le Corbusier (Figure 6). The wood frame on top of the concrete structure is an added element common to the Keys. Long eaves and extended rafters are typical of the Keys' frame architecture.

Figure 6 Frame Modern

Masonry Vernacular: This architecture uses clay brick, a rare material in the Keys, limestone or concrete blocks. Residential architecture in this style tends to include simple volumes with gabled or hipped roofs (Figure 7). Windows are double hung, casements, or, in some cases, jalousies. The style is usually restrained, but the structural possibilities of concrete allow for occasional curvilinear elements. An example of masonry vernacular is found at 120 Tavern Street.

Figure 7 Masonry Vernacular

Commercial Vernacular: This style consists of one- or two-story buildings where the ground floor includes broad picture windows and the entries are often recessed (Figure 8). The ground floor is public with the upper floors dedicated to special uses. In the case of the Tavernier Hotel, at 91865 Overseas Hwy., the building was originally built as a movie theatre in the 1920s. These modest buildings are often adorned with stucco moldings and raised parapets.

Figure 8 Commercial Vernacular

Art Deco: There is one example of this style within the historic district at 91461 Overseas Highway. This style is characterized by the play between angular features and curvilinear elements (Figure 9). Buildings in this style have flat roofs, smooth surfaces and cantilevered overhangs.

Figure 9 Art Deco Building

Other historic buildings that served the railroad had an industrial character. None of those buildings exist today (Figure 10).

Figure 10 Railroad-Oriented Buildings

4. Architectural Character

There is no unique Tavernier architectural style, however, the uncomplicated volumes, the prevalent materials such as wood siding and metal roofs, all contribute to a common character described below in greater detail. The constituent elements of a building are roof, body and base (Figure 11). Examples taken from different buildings in the historic district are shown to illustrate the application of materials and building techniques.

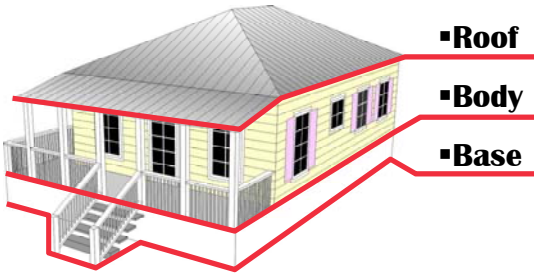


Figure 11 Constituent Elements of a Building

Roof

Roof Shape. From the inception of development in the Keys at the turn of the 20th Century, roofs have had to be resilient and of the proper characteristics to withstand tropical weather conditions. With a couple of exceptions all historic buildings in Tavernier have sloped roofs; earlier buildings, dating to before the mid 1930s, are characterized by high pitches (4:12—for every 12 inches of length, the roof rises 4 inches).

Roof shapes are simple, generally hipped (Figure 12) or gabled (Figure 13).

With time roof slopes got shallower and by the 1950s buildings had roof slope ratios as shallow as 2:12 (Figure 14).

Roofs over porches are either attached to a gable end, and have a roof of similar slopes to the main building (Figure 15), or when attached to a hipped roof have a shed roof as in Figure 12.

Later buildings departed from the common single volume to slightly more complex forms such an L-shaped building (Figure 16).

Figure 12 Hipped Roofs

Figure 13 Gabled Roof

Figure 14 Shallow Roof

Figure 15 Porch Attached to a Gabled House

Figure 16 L-Shaped Roof

Dormers. This architectural feature is seldom used in historic buildings. However it is present in later additions to some buildings (Figure 17).

Figure 17 Dormers

Roof Materials. Metal roofing (v-crimp or standing seam) is a widely used material; it has low maintenance and long durability. It also has a good performance in hurricanes and high winds (Figure 18).

Figure 18 Metal Roofing

Composite tile became a common material in the 1930s, it is light weight, easy to transport and relatively easy to install. This material has also proven to be durable; there are still some buildings with their original composite tile roofing (Figure 19).

Figure 19 Composite Tile and Clay Roofing

Clay tile is a rather uncommon material for the architecture of the Keys, because of the difficulty of transporting the material, the example in Figure 19 shows the clay tile as an accent only on the ridges of the roof.

Chimneys. Chimneys are also uncommon in the Keys, nonetheless there are a few examples built in brick, painted brick and stone (Figure 20).

Figure 20 Chimneys

Rafters. Exposed rafters at the edge of the roof are common to Florida and the Keys; they are detailed with a sawn vertical edge (Figure 21).

Figure 21. Exposed Sawn Rafters

Body

The body of the building includes the building enclosure or exterior wall, openings such as windows, doors and vents, and added architectural elements such as porches, awnings, shutters, brackets and railings.

Exterior Walls. The building enclosure can be siding or stucco. There are three common wood siding styles: novelty, clapboard, and board-and-batten.

Figure 22 Novelty Siding

Novelty siding consists of horizontally laid boards with notched edges that make an overlapping joint; the face of each board is parallel to the plane of the wall (figure 22).

Clapboard consists of beveled boards laid horizontally and overlapping at the top and bottom; the face of each board is oblique to the wall.

Figure 23 Board and Batten Siding

Board-and-batten siding is composed of vertically applied boards whose joints are covered by narrow strips or battens (Figure 23).

In the 1930s stucco was introduced to the Keys and has since become a chosen material due to its low maintenance (Figure 24).

Figure 24 Stucco Building

Shutters. The use of shutters is common in most historic buildings because they help protect the glazing of windows during high winds. Traditionally shutters have been operable; however, in more recent construction, the use of decorative shutters has become common. There are two kinds of historic shutters used in Tavernier: Bahama shutters and leaf shutters (Figure 25). Bahama shutters are hinged at the top, mounted over the window and sized to cover the entire window opening. When open, the louvers on the shutters allow a certain amount of visual transparency. Leaf shutters are hinged on the side and are latched to close over the entire window opening.

Figure 25 Window Shutters

Brackets. Brackets are not prevalent in the historic district. There are a few examples of brackets added after the original construction. Historic brackets are simple and tend to be used for structural rather than for decorative purposes (Figure 26).

Figure 26 Brackets

Railings. This architectural detail is another common element of historic buildings. The stiles in historic railings are minimally detailed. Exterior railings are typically found in porches (Figure 27).

Figure 27 Railings

Windows. Historic windows include casement, single-hung or double-hung. Jalousie or awning windows are common on buildings built in the 1950s or after. Types that are not vernacular to Tavernier include pivot, fixed (or picture) and horizontal slider windows (Figure 28).

Figure 28 Casement and Double-Hung Windows

Doors. Historic doors include wood panel doors (made of horizontal rails and vertical stiles that frame one or more panels) and single-pane French doors. Batten or flush doors are not traditional to Tavernier. Screen doors hinged in front of the primary door are common (Figure 29).

Figure 29 French and Screen Doors

Porches. While porches are an original architectural element of many historic buildings, in many instances they have been altered from the original building form. Either they have been enclosed to add living space to the building or have been added to the original structure at a later time. These alterations are noticeable by studying the exterior walls of former outdoor porches or the railings and roofs of additions. Nevertheless, porches are a building element that belongs in Tavernier.

Base

The base is where the building meets the ground, and generally includes those elements that occur between the interior finish floor and the adjacent grade. Historic buildings in Tavernier were not typically built on the water's edge and were not built on stilts; however early historic buildings were raised at least two feet above the ground.

The crawl space is the space at the base of a building between the building and the ground. It is common to see the crawl space covered with a simple wooden lattice of diamond or square pattern (Figure 30). Some buildings with crawl spaces or with concrete foundations utilize coquina or coral stone for their base (Figure 31).

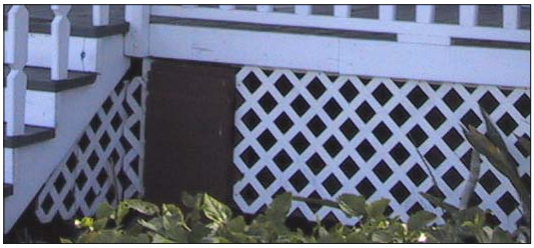


Figure 30. Wood Lattice

Figure 31. Coral Stone or Coquina

5 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Historic Preservation.

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Figure 32 Residential Building, ca. 1909
Photo Courtesy of Jerry Wilkinson

The Secretary of the Interior's Standards for Rehabilitation suggest that the rehabilitation of a building begins with the least intrusive treatments.

Choosing an appropriate treatment for a historic building or landscape, whether preservation, rehabilitation, restoration, or reconstruction is critical. This choice always depends on a variety of factors, including its historical significance, physical condition, proposed use, and intended interpretation.

Relative importance in history. Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition. What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, code-required work may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

6. Tavernier Historic Preservation Guidelines

Historic preservation—the recognition, designation, protection and preservation of historic resources is a component of the policies drafted in the Monroe County's comprehensive plan as stated in Goal 104. The closest example and application of historic preservation policy in the Keys is seen in the City of Key West's Historic Architectural Guidelines. The common thread for Key West and Tavernier is that both follow the U. S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and Chapter 267 of the Florida Statues where historic resources are defined. In addition, the Historic Architectural Survey of Unincorporated Areas of Monroe County, Final Report (November 2003) recommends the development and adoption of architectural design guidelines for the Tavernier Historic District.

Procedures

Before obtaining a building permit to perform any work on a designated historic building or a non-contributing structure, or for the construction of a new building in the historic district, a certificate of appropriateness (COA) is required. The COA is issued under the authority of the Monroe County Historic Preservation Commission (HPC) or administratively by the Director of Planning in certain cases, and it is a requirement before obtaining permits for new construction, demolition, alteration, repair, signage or other physical changes to buildings in the historic district.

The HPC has administrative jurisdiction over the Tavernier Historic District, governed by Article VIII, "Archeological, Historical or Cultural Landmarks," of the Monroe County Land Development Regulations. In section 9.5-453, "Historic Preservation Commission," are the rules for membership, organization, power and duties of the HPC.

For applications for development within the Tavernier Historic District, the Monroe County Historic Preservation Commission may request advice from a representative of the Historic Florida Keys Foundation. The Director of Planning has the authority to review and approve applications for minor conditional use permits within the Tavernier Historic District.

Figure 33 Real Estate Salesmen ca. 1925.
From the Collection of Jerry Wilkinson

Guidelines

The following guidelines set forth the rules for development for the three kinds of buildings found in the historic district: contributing, non-contributing and new development.

A contributing building may or may not be certified as a historic property with the County but has credible historical value within the architectural and urban context of the district.

A non-contributing building is a structure that does not reflect the architectural or historical value of the district.

In this document, the term "new development" refers to buildings and structures not yet built.

The guidelines will be based on three architectural principles: site development, configuration, and elements and materials (Table 1). Site development refers to the way a building is situated on its lot and how the building relates to its environment. Configuration refers to the building's dimensions, proportions and characteristics. And, building elements refers to the building materials and their characteristics.

Site Development	Building Configuration	Building Elements
Setbacks Placement of Additions Parking Fences Driveways	Height Width Depth Façade Proportions Building Base Height Roof Shape Porches Chimneys	Roofs Exterior Walls Building Base Doors Windows Brackets Railings Shutters Dormers Signage

Table 1 Guiding Principles

Site Development

Setbacks

The intent is to preserve the street space created by historic buildings and to maintain the unobstructed view of contributing buildings.

Contributing Structures: All existing buildings are exempted from the current rules for setbacks. When a historic building encroaches into the setback, an addition should not encroach into the setback and should not obscure the historic building.

Non-Contributing Structures: Additions must comply with the ordinance and will be individually reviewed to ensure that their placement does not dominate or obscure historic structures.

New Construction: New Buildings have to comply with the ordinance and will be individually reviewed to ensure that their placement does not dominate or obscure historic structures.

Placement of Additions

The intent is to protect the integrity of historic buildings by directing the placement of additions to the rear or other inconspicuous locations.

Contributing Structures: The placement of additions should not obscure historic buildings nor harm the district's urban fabric. Meeting lot coverage requirements alone does not guarantee a Certificate of Appropriateness.

Non-Contributing Structures: The placement of additions should not obscure historic buildings nor harm the district's urban fabric.

Figure 34 illustrates an example where an addition to a contributing structure cannot be placed in a location where the historic building can be obscured. The alternative shows an addition in the back.

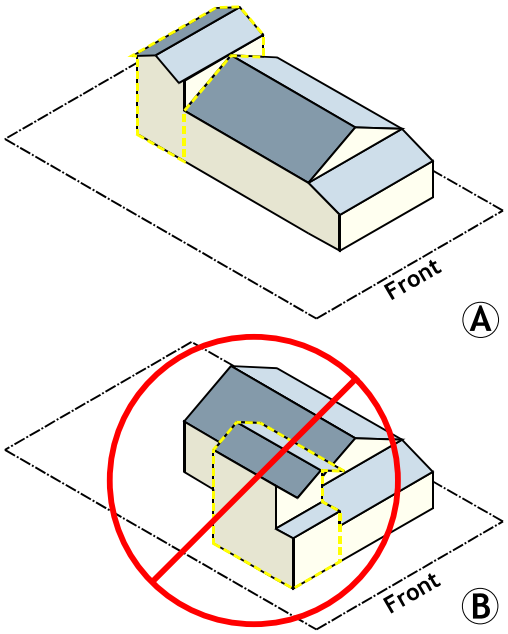


Figure 34 Lot Coverage Distribution is Important

Parking

The intent of these parking provisions is to lessen the effect of parked vehicles and the requirement to provide parking for vehicles in the historic district where the current parking requirements were not part of the development pattern.

Contributing Structures: Up to 100% of the parking requirement may be waived if considered appropriate after review.

Non-Contributing Structures: Up to 100% of the parking requirement may be waived if considered appropriate after review.

New Construction: Up to 100% of the parking requirement may be waived if considered appropriate after review.

Fences

The intent is to maintain the small community ambiance by encouraging the placement of white picket fences in the district. Although this is not a requirement, should a front fence be used, a picket fence with flat wood boards no taller than four feet high, painted white is the most appropriate for the district (Figure 35).

Figure 35 Picket Fence

Driveways

The intent is to prevent the use of impervious materials such as asphalt in the construction of driveways. Driveways are not a requirement in the historic district; however, should a driveway be needed, it should be finished with crushed shell, gravel, or other pervious surface. Concrete driveways will be specially reviewed and may be permissible if the concrete surface does not obscure the historic building or by its size becomes a visual nuisance. Asphalt is not allowed in residential properties.

Building Configuration

Height

The intent is to maintain the scale of the district by assessing the height of new construction in relation to adjacent historic buildings.

Contributing Structures: Additions should not obscure the volume of the historic building; the addition may surpass in height the height of the historic building if it is determined during review that the addition does not obscure or adversely affect the structure or the historic scale of the historic district.

Non-Contributing Structures: Although zoning allows a maximum height of 35 feet, additions will be reviewed to ensure that the new construction's height is appropriate. Additions to non-contributing structures may be built up to the maximum allowable height if it is determined during review that the new structure does not obscure or adversely impacts the historic scale of the historic district.

New Construction: New construction will be reviewed to ensure that the height is appropriate and does not obscure or adversely impacts the historic scale of the historic district.

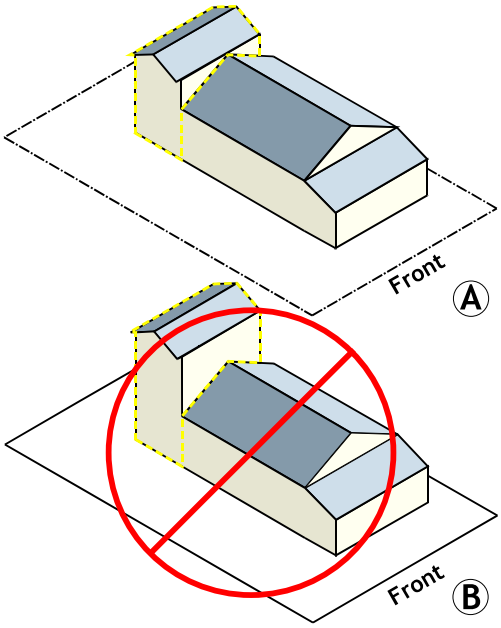


Figure 36 Building Height

Figure 36 illustrates an example where an addition to a historic building maximizes the height prescribed in the zoning law. This is not allowable because it obscures the historic

building. The alternative shows a building that, although is higher than the historic building, it does not obscure it.

Width

The intent is to direct the location of an addition to the side of a historic structure so that it does not obscure it.

Contributing Structure: The width of contributing structures at the primary façade should remain unaltered; an addition to the width of a contributing structure should occur behind the plane of the building's primary façade.

Non-Contributing Structure: Additions may be of any width within the required setbacks if it is determined that the new structure does not obscure or adversely impact the historic scale of the historic district.

Figure 37 illustrates two cases. The lower example brings the addition flush with the primary façade and fails to keep the historic building's proportions. The example on top accomplishes the same area without losing the proportions of the historical structure or obscuring it.

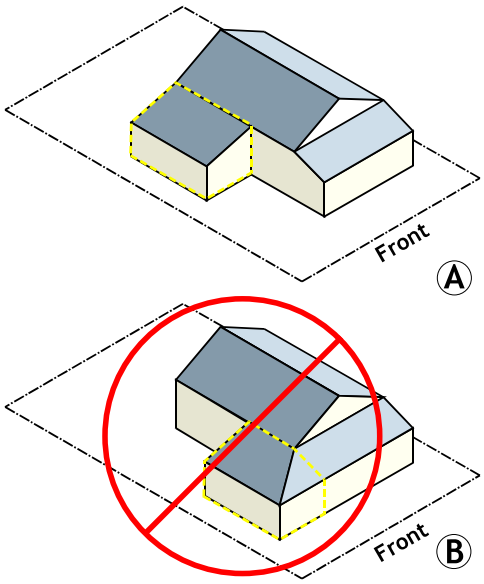


Figure 37 Building Width

Depth

The intent is to encourage the additions to contributing structures on the less conspicuous parts of the lot; ideally in the deep side.

Contributing Structures: Additions should be made within setbacks established by the zoning laws. Changes in the depth of a historic building are the most recommended dimensional changes for additions since impacts to the visual character of the structure can be minimal. However, changes to the depth of a contributing structure should be made in accord with the architecture of the historic building and should not impair the character of the district.

Figure 38 illustrates an example where an addition to a contributing structure is preferable and in accordance with the Secretary of the Interior's Standards if it is located in the rear of the lot.

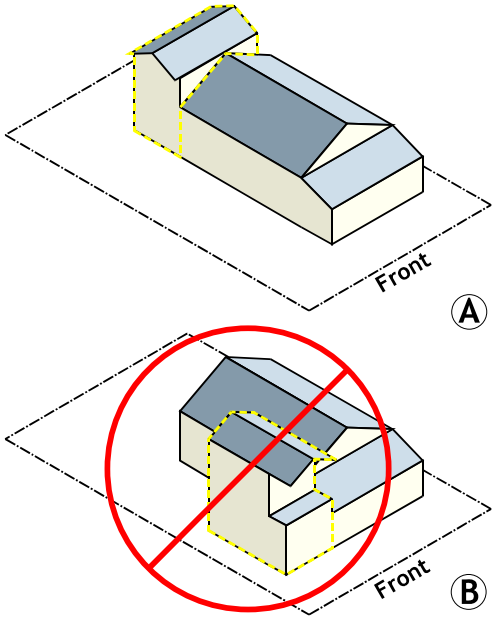


Figure 38 Building Depth

Building Base Height

The intent is to encourage the additions to historic buildings to be constructed at the same finished floor elevation as the original building. Also, new construction will be monitored to ensure that building base heights greater than the historic elevation are not detrimental to the district's character.

Contributing Structures: When the addition's appraised value is not greater than 50 percent of the value of the historic building, and if the original building's base height is below flood plane, additions may be at the same level of the historic building' base height.

New Construction: The building base height will be reviewed within the context of surrounding structures. When a new building's base height is proposed above the historic base height, the space below the first habitable floor should be detailed so the base of the building extends to the plane of the railings or walls above.

Figure 39 illustrates an example where an addition to the back of a historic building matches the historic base height even though it does not necessarily match the flood plane.

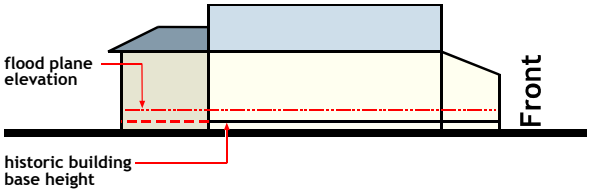


Figure 39 Building Base Height

Figure 40 illustrates an example where a building base is at the same plane of the railings; this condition is preferred over the case in which the building base is recessed from the railings. Figure 41 illustrates the application of the guideline in a similar condition.

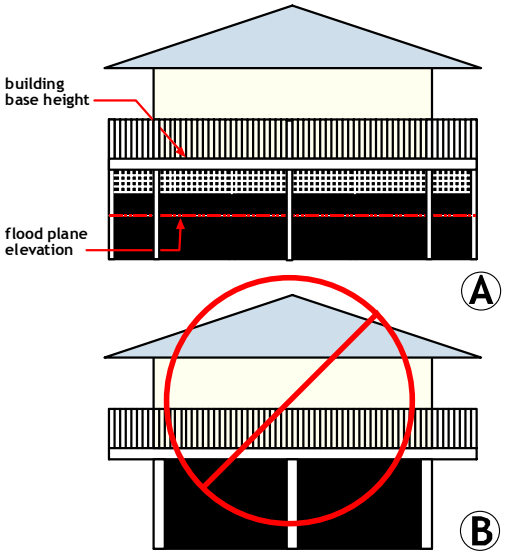


Figure 40 Building Base Height above Flood Level

Figure 41 Building Base Height

Roof Shape

The intent is to preserve the roof configuration of existing buildings and to direct new development to build roofs that are compatible with the character of the district.

Contributing Structures: Roof additions have to be compatible with the historic building and must be built in a way that they can be removed without harming the integrity of the historic building.

Non-Contributing Structures: Additions in the residential areas should have sloped roofs. Sloped roofs can be hipped or gabled and may have dormers as long as these are structurally and spatially integrated to the building.

New Construction: New residential buildings should have sloped roofs. Commercial buildings may have flat roofs terminated with parapets that extend no less than 2 feet and that are not higher than 4 feet above the roof.

Figure 42 illustrates an example where an addition to the side of the historic building is more appropriate when it does not alter the building's roof form.

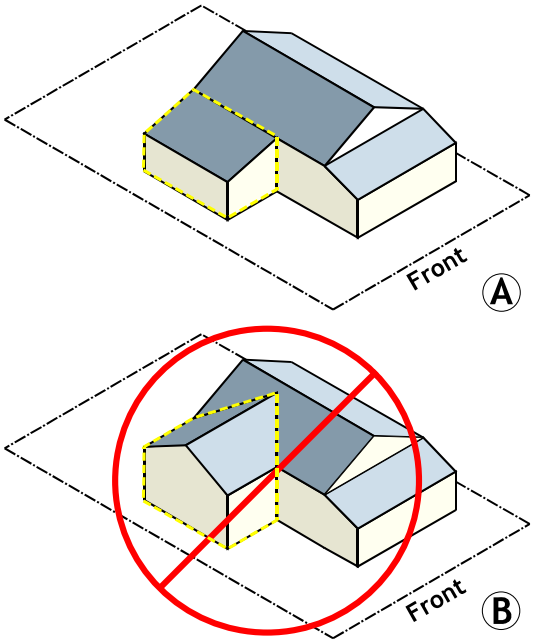


Figure 42 Roof Shape

Porches

The intent is to encourage porches as a transition between the public and private realms. In some cases porches have been turned into enclosed and habitable rooms; retrofitting porches to recover their original exterior spatial quality is recommended (Figure 43).

Contributing Structures: Porch additions may be allowed if it is determined during review that the addition is compatible with the architecture of the historic building based on the form and materials used.

Figure 43 Porches

Non-contributing Structures: Porches may be allowed if it is determined during review that the addition is compatible with the architecture of the historic building based on the form used.

New Construction: Porches may be allowed if it is determined during review that the addition is compatible with the architecture of the historic building based on the form used.

Chimneys

The intent is to allow chimneys only when they are compatible with the building and the district's character (Figure 44).

Figure 44 Chimneys

Contributing Structures: Chimneys may be acceptable if it is determined during review that the addition is compatible with the architecture of the historic building based on the form and materials used.

Non-Contributing Structures: Chimneys may be acceptable if considered that they are compatible with the character of the district.

New Construction: Chimneys may be acceptable if considered that they are compatible with the character of the district.

Building Elements and Materials

Roofing

The intent is to keep a uniformity of roofing materials in the district (Figure 45).

Contributing Structures: historic roofing materials still in use should be retained and maintained if that doesn't compromise practicality and safety. Every effort should be made to repair details that show distinctive building techniques or craftsmanship, such as eaves. Roofing materials include standing seam metal, v-crimp, stamped metal and composition tile. Clay tile roofing is not acceptable.

Non-Contributing Structures: Additions should use the same materials listed above.

New Construction: New construction should use the same materials listed above.

Figure 45 Metal and Composite Tile Roofing

Exterior Walls

The intent is to maintain uniformity of material for exterior walls in the district (Figure 46).

Contributing Structures: Existing siding material or cladding should be retained and maintained. Before the application of a new coat of paint, the exterior wall surface should be prepared by removing loose paint, mildew and fungi and by replacing deteriorated materials with materials of the same characteristics. Novelty siding, clapboard and board-and-batten are the recommended exterior wall materials; stucco may be acceptable but will be reviewed on an individual basis.

Non-Contributing Structures: Novelty siding, clapboard and board-and-batten are the recommended exterior wall materials; stucco may be acceptable but will be reviewed on an individual basis.

New Construction: Novelty siding, clapboard and board-and-batten are the recommended exterior wall materials; stucco may be acceptable but will be reviewed on an individual basis.

Figure 46 Novelty and Board-and-Batten Siding

Building Base

The intent is to have buildings with a defined base that is distinct from the rest of the building.

Contributing Structures: historic materials should be retained and maintained as much as possible. Additions should have compatible materials; these may include diamond-pattern or grid-pattern lattice work, and coral stone (coquina).

Non-Contributing Structures: Additions may include diamond-pattern or grid-pattern lattice work, and coral stone (coquina).

New Construction: Materials include diamond-pattern or grid-pattern lattice work, and coral stone (coquina).

Doors

The intent is to have doors that are compatible with the character of the district (Figure 47).

Contributing Structures: Doors should be maintained and repaired before considering replacement. If a historic door needs to be replaced, the new one should be built to match the original one and should be installed with matching head and jamb details. Doors should be hinged. Pivot or sliding doors are not acceptable. Acceptable methods of construction include wood panel doors (made of horizontal rails and vertical stiles that frame one or more panels) and single-pane French doors. Batten or flush doors are not acceptable, nor are acceptable flush doors that simulate panel doors. Screen doors hinged on front of the primary door are acceptable.

Figure 47 French and Screen Doors

Non-Contributing Structures: Doors should be compatible with the character of the district.

New Construction: Doors should be compatible with the character of the district.

Windows

The intent is to have windows that are compatible with the character of the district (Figure 48).

Figure 48 Casement and Double-Hung Windows

Contributing Structures: Windows should be maintained and repaired before considering replacement. If a historic window needs to be replaced, the new window should be built to match the original one and should be installed with matching head, sill and jamb details. Window types can be casement, single hung or double hung. Jalousie or awning windows may be acceptable in appropriate historic buildings if they are original. Pivot, fixed (or picture) and horizontal slider windows are not acceptable. Added windows may be allowed on secondary elevations and should be compatible, clearly differentiated and should not alter the basic character of the historic building. Window glazing should be clear and non-reflective. Air vents may be allowed when the proportions are appropriate. Aluminum windows are not allowed.

Non-Contributing Structures: Windows should be compatible with the character of the district.

New Construction: Windows should be compatible with the character of the district.

Brackets

The intent is to limit the use of bracket to places where they are appropriate (Figure 49).

Contributing Structures: retain and maintain existing trim work and brackets. Replace deteriorated elements with new ones. Added brackets or trim work may be allowed when it is historically accurate and substantiated with evidence.

Non-Contributing Structures: Brackets may be allowed if they do not create a false sense of historical development.

New Construction: Brackets may be allowed if they do not create a false sense of historical development.

Figure 49 Brackets

Shutters

The intent is to maintain the character of the district by allowing typical shutter types (Figure 50).

Contributing Structures: Retain existing shutters. Repair deteriorated shutters with compatible materials

Figure 50 Bahama and Hinged Shutters

such as cedar, cypress or treated pine .Two types of shutters are allowed: Bahama and hinged shutters. Shutters must be operable and must cover the entire surface of the window when closed. Removable hurricane shutters are allowed when they are used only during storm events and their rail mounting or application is not conspicuous.

Non-Contributing Structures: Shutters are allowed if they are compatible with the character of the district.

New Construction: Shutters are allowed if they are compatible with the character of the district.

Dormers

The intent is to allow the use of dormers when they are an integral part of the building (Figure 51).

Contributing Structures: Retain and repair existing dormers. Only when strictly necessary replace deteriorated elements with compatible ones. Replacement of dormers is allowed when the new one matches the character of the historic building. Window glazing should be compatible with the rest of the historic building. Dormers can be used as air vents if they are compatible and appropriate. Applied dormers that are not structurally and spatially integrated with the building should not be allowed.

Figure 51. Dormers

Non-contributing Structures: Dormers are allowed when they are structurally and spatially integrated with the building.

New Construction: Dormers are allowed when they are structurally and spatially integrated with the building.

Signs

The intent is to have signs that are appropriate in scale and graphics to the character of the district.

In General: Spot lit signs are recommended and preferred over internally lit signs which are not allowed. It is also recommended that when signs are located on a building they be placed so as not to obscure historically important elements of the building. Whimsical and allegoric signs are encouraged as allowed and regulated by the Monroe County Code as far as they meet area and placement requirements.

Figure 52. Signs

Color

It is preferable that the primary façade of a building be white or a shade of a color close to white. For shutters, it is recommended to use a dark shade of green. For porches it is recommended to use gray on wooden decks flooring and sky blue for their ceilings. Other than those colors the following colors are suggested for trim, their values are given below in RGB (red, green and blue) and CMYK (cyan, magenta, yellow and black) systems (figure 53).

RGB 243, 251, 254 **CMYK** 3,0,0,0	**RGB** 251, 254, 251 **CMYK** 1,0,1,0	**RGB** 254, 254, 244 **CMYK** 1,0,4,0	**RGB** 254, 243, 235 **CMYK** 0,4,5,0	**RGB** 254, 244, 245 **CMYK** 0,4,1,0
RGB 213,239,254 **CMYK** 14,1,0,0	**RGB** 205,254,205 **CMYK** 18,0,27,0	**RGB** 252, 251, 205 **CMYK** 2,0,23,0	**RGB** 254,225,205 **CMYK** 0,13,17,0	**RGB** 252,224,227 **CMYK** 0,14,4,0
RGB 175,225,254 **CMYK** 28,1,0,0	**RGB** 151, 254, 151 **CMYK** 37,0,60,0	**RGB** 250, 248, 176 **CMYK** 3,0,38,0	**RGB** 254, 198, 159 **CMYK** 0,25,37,0	**RGB** 247,167,175 **CMYK** 0,42,17,0

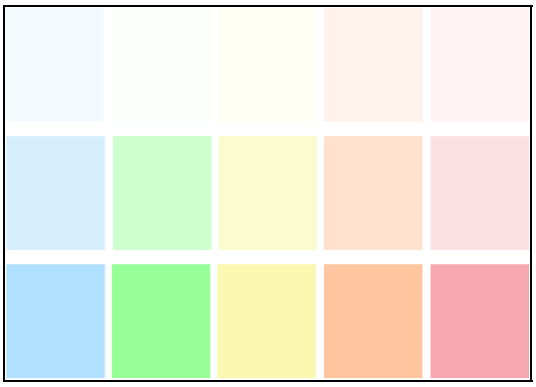


Figure 53. Tavernier Trim Color Palette

7. New Building Types

The intent is to guide the development of new construction so that buildings are compatible with the character of the district in massing, scale and materials. These are the recommended typologies for new construction in the historic district. The location and placement of these typologies is subject to the context created by the presence or absence of historic structures and the harmony between the new and the old.

Single Family Houses

The first typology for new single family buildings is a low base building whose volume is simple and uses gabled or hipped metal roofs with exposed rafter tails (Figure 54). The building uses open porches, but does not include a covered garage or carport. The base of the building may be solid. If elevated, it should allow cross ventilation through the crawl space. The exterior wall may be wood siding or stucco, with panel doors with clear glazing, and double hung or casement windows protected with Bahama shutters.

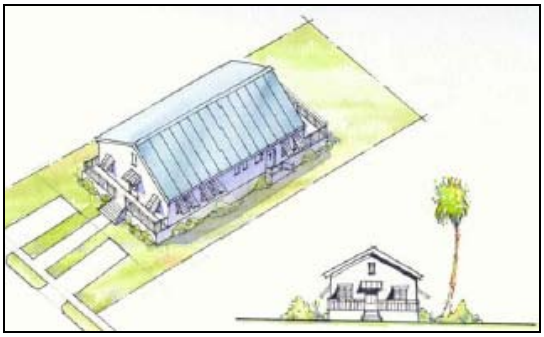


Figure 54. Single Family Building with Low Base

The second single-family typology is a building of similar characteristics but it is elevated over the flood plane high enough to allow covered parking underneath (Figure 55). This typology is acceptable when there is no adverse impact to the scale of the historic district or neighboring historic properties.

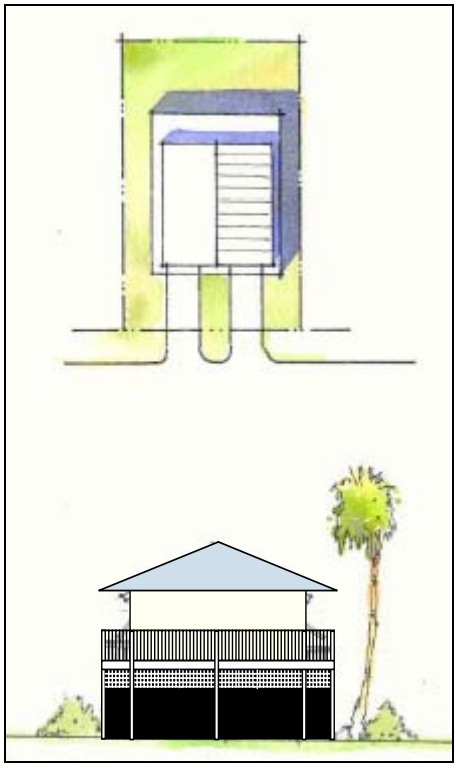


Figure 55. Single Family Building with Elevated Base

Duplexes

There are two recommended typologies of duplexes. In both cases some land assembly may be required since the standard lot width of 60 feet is not sufficient to accommodate a larger building or to respond to the density requirements of the zoning law. The first typology is a one-story building split into two adjacent dwellings (Figure 56).

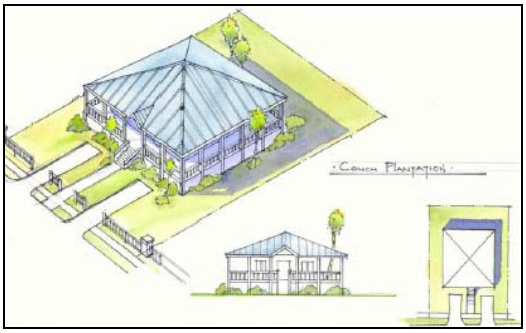


Figure 56. One-Story Duplex

The second typology is a two-story building in which each dwelling is a separate flat. The style and architecture of these building should be compatible with the description above (Figure 57).

Figure 57. Two-Story Duplex

Multifamily Residential

The architecture of the building should consist of the materials recommended in these guidelines and it should be compatible with architectural and urban character of Tavernier. Access to individual units that is obvious from the street level is encouraged (Figure 58).

Figure 58. Multi Family Building

The width of a multifamily building should not be greater than 50 feet. A building wider than 50 feet should be architecturally defined as a series of smaller and repetitive units, with insets between primary façades. The inset façade should not be setback less than 6 feet. The inset façade should not be wider than 1/3 of a primary façade section (Figure 59).

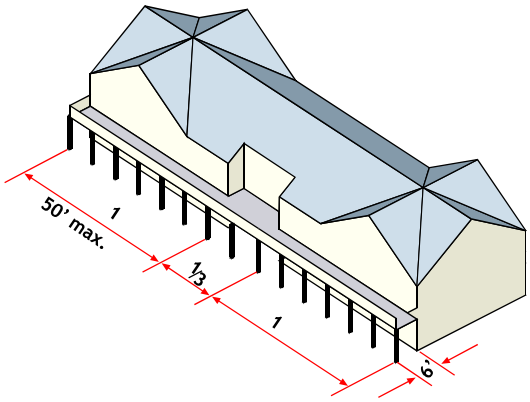


Figure 59. Articulating Long Façades

When the depth of a multifamily building is greater than 50 feet, it should include architectural insets so that the building is defined as a series of smaller repetitive units. The minimum façade inset depth should be 3 feet (Figure 60).

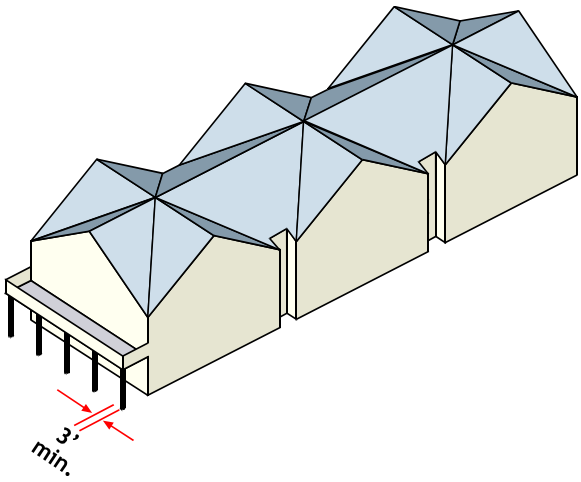


Figure 60. Articulating Long Depths

Appendix 1
Community Participation

The following is a summary of the existing conditions, architectural character of the Tavernier Historic District and the findings from a four-day community-based design exercise held at the Lion's Club in Key Largo between February 22 and 25, 2005. In addition, the consultant team held a telephone conference and met with Historic Florida Keys Foundation (HFKF) historic preservationist, George Born. Between 22 and 25 February 2005, the HDR Team hosted a planning workshop to gauge the community's interest and understanding of its historic resource. On a separate session, the HDR Team met with members of the Monroe County Historic Preservation Commission (and others not in the HPC) to gather their expert view and aspirations for the historic district.

a. Image Preference Survey (IPS)

Methodology
The IPS was developed utilizing commercial and residential images taken from the Tavernier Historic District and the US 1 corridor. The goal was to provide the attendees with a comprehensive "snapshot" of individual historic buildings and architectural elements. The end result would be an analysis of the goals and objectives for the design guidelines.

Summary
The IPS was conducted Tuesday, February 22, 2005 during the first meeting and again Thursday, February 24. The attendees were asked to rate the images, which were grouped into categories and subcategories. The attendees rated the images based on a scale of -5, -3, -1, 0, 1, 3 or 5, with -5 being the least preferred and 5 the most preferred. The survey was divided into two parts. Part 1 concentrated on the US 1 commercial corridor and Part 2 examined the residential historic district. Each section contained an average of 50 images.

Results of the Survey
Part 1 US 1 Commercial Corridor

1. Placement – the attendees preferred buildings located in the mid-lot range; not too close to the road but not too far back.
2. Scale – the attendees preferred smaller one-story buildings.
3. Materials – wood was the material of choice by the attendees.
4. Roofs – hip roofs with dormers were the roof type preferred by the attendees.
5. Opening (Doors and Windows) – classic vertical rectangular doors and openings are preferred.
6. Ground Plane – the attendees preferred that there should be some landscaping located adjacent to where the building hits the ground. Lattice work is preferable as a material linking buildings to the ground.
7. Color- muted colors and white were the color preferences for buildings.
8. Brackets and railings – there wasn't a general consensus for brackets and railings, however concrete railings were not desired.

9. Shutters – the attendees rated the shutters that were non-functional and fixed to the wall as the worst type of shutters. The other shutters were all seen as desirable.
10. Signs – color and creativity are preferred elements when noting signs. The interior lit signs were the least favorable.

Part 2 Residential Historic District

1. Placement – the attendees preferred the residences to be located in the mid-lot range.
2. Scale – the scale preference of the attendees leaned towards smaller structures.
3. Materials – the attendees preferred wood to stucco. A combination of the materials received mixed views.
4. Roofs – every roof shown received favorable ratings. Hip roofs are the typical roof form found in the historic district.
5. Openings (Doors and Windows) – the attendees preferred openings based on vertical windows and wood doors with either a single pane of glass or multiple panes of glass.
6. Ground Plane – landscaped ground plane adjacent to the building was preferred by the attendees.
7. Color – muted colors and white were preferred.
8. Brackets and Railings – attendees preferred wood brackets and railings to metal ones. Also within the context of the building style attendees preferred buildings with brackets and railings as opposed to those without.
9. Shutters – all traditional shutters were seen as appropriate except aluminum clam shell shutters.

b. Design Workshops

The residents of Tavernier were invited to attend a four-day series of design activities conducted by Monroe County and HDR, Inc. The purpose of the activities was to solicit input and gather comments regarding the development of design guidelines for the US 1 commercial corridor and the residential historic district. The activities included two-hour long workshops consisting of presentations that incorporated the existing conditions, built environment analysis and guidelines for development on the US1 commercial corridor and within the residential historic district. The workshops also included an image preference survey and question / answer session among the residents.

The workshops yielded a set of new options for development along the US 1 corridor and the residential historic district. The options were displayed as architectural renderings. The renderings derived from the existing architectural heritage of Tavernier and the results of the image preference survey. The renderings included residential, commercial, and mixed-use types.

The activities culminated with a report on the image preference survey results, meetings with stakeholders and a summary of the four-day visioning workshop. The consensus of

the residents was to create a consistent image of Tavernier through the implementation of design guidelines. In addition, the attendees agreed that enhancement of the commercial design standards for commercial development would benefit the overall economy of Tavernier.

Workshop Notes

- Some attendees felt that the zero setbacks (buildings directly on the property line) were not desirable for the commercial corridor.
- The general consensus from the attendees was that the design guidelines should be more restrictive.
- One attendee was in favor of no restrictions at all.
- The T2, T3, T4 districts are seen as a good way to mix the guidelines.
- The notion of the "greenbelt" for Tavernier was brought up in regards to the districts.
- The attendees mentioned that landscape requirements should be incorporated into the guidelines.
- The sentiment that the "new buildings should match the old buildings" was agreed upon by the attendees.
- There was a suggestion that Monroe County provide financial incentives to the property owners to improve the appearance.

Appendix 2
Land Development Regulations Text Amendments

The following code language is contained within the existing Monroe County Land Development Regulations. Text amendments are identified (underlined text) where appropriate to codify these guidelines.

Sec. 9.5-260.1 Tavernier Historic District Overlay.

(a) Purpose: The purpose of the Tavernier Historic District Overlay is to implement the policies of the comprehensive plan and Tavernier Creek to Mile Marker 97 Livable CommuniKeys Master Plan to protect the historic resources of the community and to encourage development that is sensitive and compatible with the historic character of the Tavernier Historic District as identified through the Tavernier Creek to Mile Marker 97 Livable CommuniKeys Master Plan.

(b) Application: The Tavernier Historic Preservation Guidelines are hereby adopted by reference and declared part of this chapter. Within the overlay district, the Historic Preservation Committee shall review new development, remodeling or redevelopment of uses permitted as of right and uses requiring a minor or major conditional use permit, based on the Tavernier Historic Preservation Guidelines.

Sec. 9.5-456. Certificates of appropriateness.

(a) *Certificate of Appropriateness Required:* Except as provided herein, a building, moving, or demolition permit, or any other development order, shall not be issued for a designated historic property until a certificate of appropriateness is awarded. However, a certificate of appropriateness is not required for the issuance of any building permits for interior improvements to a designated historic property, unless the interior of the subject historic property is cited as significant in the property's designation.

(b) *Regular Certificate of Appropriateness:* A regular certificate of appropriateness is required for ordinary repair and maintenance that requires a building permit, except as provided for in section 9.5-456(a), of the County Code. A regular certificate shall be issued for any work that will, to the satisfaction of the planning director, not change the appearance of the building, structure, or object. The owner of a designated historic property who desires a regular certificate of appropriateness shall file an application with the planning department, on a form prescribed by the planning director. Upon the receipt of a complete application for a regular certificate of appropriateness, the planning director shall approve the application, deny it, approve it with conditions, or pass the application on to the HPC for further review. If the decision is to deny or pass the application to the HPC, the planning director shall notify the owner of the decision by certified mail. A denied application shall include an explanatory statement of the planning director's basis for his decision. The planning director's decision may be appealed pursuant to section 9.5-521, of the County code.

(c) *Special Certificate of Appropriateness:* A special certificate of appropriateness shall be required prior to the issuance of a building permit and shall be issued for any work involving the substantial improvement, relocation, or new construction that will result in a change to the original appearance of a designated historic property. The owner of a designated historic property who desires a special certificate of appropriateness shall file an application with the planning department, on a form prescribed by the planning director. The application shall contain the full plans and specifications, a site plan, and if deemed applicable, samples of any materials necessary to fully describe the proposed appearance, colors, texture, materials, and design of the building or structure, any outbuilding, wall, courtyard, fence, unique landscape feature, paving, signage, and exterior lighting. The information shall be adequate to enable the HPC to visualize the effect of the proposed work on the historic property. When the planning director determines that the application is complete, he shall schedule and notice the application for a public hearing before the HPC, in accordance with section 9.5-453(e), of the County Code. In determining whether to grant or deny the application, or grant it with conditions, the HPC shall evaluate the application according to a set of guidelines based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. At the conclusion of the public hearing, the HPC shall, by written resolution; grant, deny, or grant with conditions, the application. The resolution shall contain the elements set forth in section 9.5-47(b), of the County Code, together with an explanation of the basis for the HPC's decision. Upon the filing of the resolution with the secretary to the HPC, the secretary shall send a certified copy of the resolution by registered mail to the applicant.

(d) *Demolition:* A special certificate of appropriateness is required before a demolition permit may be issued for the removal of all or a portion of a designated historic site. This subparagraph shall not apply to a demolition order issued by a governmental agency with jurisdiction to issue such orders, or a demolition order of a court of competent jurisdiction. If the owner of a designated historic site desires to demolish any significant feature(s), they shall file an application for a special certificate of appropriateness with the planning department, on a form prescribed by the planning director. The application shall detail the reasons why demolition is necessary and shall provide detailed plans for the reuse of the historic site.

(1) If undue economic hardship is claimed as the basis for demolition, the application shall contain the following information:

a. The amount paid for the property, the date of purchase, and the party from whom it was purchased;

b. The assessed value of the land and improvements thereon according to the two most recent property tax assessments;

c. The amount of real estate taxes assessed for the previous two (2) years;

d. The annual debt service, if any for the previous two (2) years;

e. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
f. All listings of the property for sale or lease, including the price asked and any offers received; and
g. Any profitable adaptive uses for the property which have been considered by the owner.

(2) If undue economic hardship is claimed for income-producing property, the application shall include the following information:
a. The annual gross income from the property for the previous two (2) years;
b. Itemized operating and maintenance expenses for the previous two (2) years; and
c. The annual cash flow, if any, for the previous two (2) years.

(3) When the planning director determines that the application is complete, he shall schedule the application for a public hearing before the HPC and cause notice of the public hearing to be given. In determining whether to grant or deny the application, the HPC shall evaluate the application according to the following standards:
a. Whether the building or structure is of such design, craftsmanship, or materials that it could be reproduced only with great difficulty or expense.
b. Whether the building or structure is one of the last remaining examples of its kind in the neighborhood or county.
c. Whether retention of the building or structure would promote the general welfare of the county by providing an opportunity for the study of local history or prehistory, architecture and design, or by developing an understanding of the importance and value of a particular cultural heritage.
d. Whether there are plans for the reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding area.
e. Whether the denial of the application will result in an inordinate burden being placed on the owner's use of the property.

(4) At the conclusion of the public hearing, the HPC shall, by written resolution, grant, grant with conditions, or deny the application. The resolution shall contain the elements set forth in section 9.5-47(b), of the County Code, together with an explanation of the basis for the HPC's decision. Upon the filing of the resolution with the secretary to the HPC, the secretary shall send a copy of the resolution, by certified mail, to the applicant. If the HPC grants the application for a special certificate for demolition, it may delay the effective date of the certificate for ninety (90) days to allow the HPC to take such steps as it deems necessary to preserve the historic property. Such steps may include, but are not limited to, consultation with civic groups, public agencies, and interested citizens, recommendations for the acquisition of the historic property by public or private

bodies or agencies, or moving the building or structure to another location. The delay of the effective date of the resolution shall also extend the 30-day appeal period as provided in section 9.5-468 and article XIV, to one hundred twenty (120) days from the filing date of the resolution with the secretary to the historic preservation commission.

(e) *Archeological Landmark:* A special certificate of appropriateness is required before a building permit or other development order may be issued for a designated historic property that contains an archeological landmark or known archeological site. This subparagraph does not apply to digging or other excavation conducted by entities devoted to scientific and archeological research or education, when conducted solely for the purposes of research and education. An owner of an archeological landmark or known archeological site, who desires to develop it, shall file an application for a special certificate of appropriateness with the planning department, on a form prescribed by the planning director.

(1) The application shall describe in detail the development proposed for the archeological landmark together with a proposed site plan. The application shall also contain the following:

a. A scientific evaluation of the site by an archeologist (including excavation if determined necessary by the archeologist) at the applicant's expense;

b. An archeological survey, conducted by an archeologist, containing an analysis of the impact of the proposed development on the archeological site;

c. A proposal for mitigation measures; and

d. A proposed plan for the protection or preservation of all significant parts of the archeological landmark.

(2) When the planning director determines that the application is complete, he shall schedule the application for a public hearing before the HPC and cause notice of the public hearing to be given. In determining whether to grant, deny, or grant with conditions, the application, the HPC shall consider the application according to the following factors.

a. The extent to which the proposed development will alter, disturb, or destroy the archeological landmark.

b. The rarity or significance of the archeological landmark is within the county.

c. Whether mitigation or a redesign of the proposed development will allow the archeological landmark to be preserved intact while allowing the owner a reasonable economic return on his property.

d. Whether a denial of the application will result in an inordinate burden being placed on the owner's use of his property.

(3) At the conclusion of the hearing, the HPC shall, by written resolution; grant, deny, or grant with conditions, the application. The resolution shall contain the elements set forth in section 9.5-47(b) of the County Code, together with an

explanation of the HPC's decision. Upon the filing of the resolution with the secretary to the HPC, the secretary shall send a copy of the resolution, by certified mail, to the applicant.
(Ord. No. 22-1999, §§ 1, 2)

(f) Tavernier Historic District Overlay*:* A special certificate of appropriateness shall be required before any building permit or development order may be issued, or improvement, or development-related activity approved within the Tavernier Historic District Overlay for development subject to the provisions of the Tavernier Historic Preservation Guidelines:

(1) In addition to the requirements under Sec 9.5-456 (c) the proposed development shall comply with the provisions of the Tavernier Historic Preservation Guidelines;

(2) A special certificate of appropriateness shall also be required under Sec 9.5-456 (e) for development involving an Architectural Landmark;

(3) The application shall include the following information:
a. Conceptual building architectural designs;
b. Architectural drawings, photographs and other supporting material to identify specific design elements;
c. Materials list and manufacturers data if applicable;
d. Elevations;
e. Site plan;
f. Building sections.

(4) When the planning director determines that the application for a public hearing is complete, the application shall be scheduled for a public hearing before the HPC and cause notice of the public hearing to be given. In determining whether to grant or deny the application, the HPC shall evaluate the application based on the Tavernier Historic Preservation Guidelines.

(5) At the conclusion of the public hearing, the HPC shall, by written resolution, grant, grant with conditions, or deny the application. The resolution shall contain the elements set forth in section 9.5-47(b), of the County Code, together with an explanation of the basis for the HPC's decision. Upon the filing of the resolution with the secretary to the HPC, the secretary shall send a copy of the resolution, by certified mail, to the applicant.

Appendix 3
Contributing Structures

114 Lowe Street - Built 1935-1951 - RE 565980 - MO01989 - 1/05

114 Tavern Drive - Built 1930 or 1934 - RE 55910 - MO02007 - 1/05

115 Coconut Row - Built 1948 - RE 566100 - MO03645 - 1/05

118 Sunrise Drive - Built 1930 - 1938 - RE 506390 - MO02001 - 1/05

120 Sunrise Drive - Built 1932 - RE 506380 - MO02002 - 1/05

120 Tavern - Built 1929 - 1934 - RE 555890 - MO02008 - 1/05

122 Lowe Street - Built 1948 - RE 566160 - MO03637 - 1/05

124 Lowe Street - Built 1943 - RE 566180 - MO03638 - 1/05

126 Tavern - Built 1928 - 1934 - RE 555880 - MO03632 - 1/05

136 Tavern Drive - Built 1939 - RE 555840 - MO02011 - 1/05

128 Tavern Drive - Built 1934 - RE 555860 - MO03631 - 1/05

139 Coconut Row - Built 1935 - RE 566070 - MO03718 - 1/05

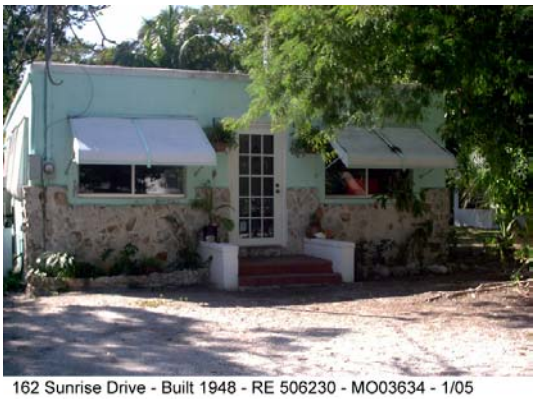
130 Lowe Street - Built 1948 - RE 566140 - MO03639 - 1/05

Woods House - 140 Tavern Drive - Built 1934 - RE 555820 - MO02012 - 1/05

131 Ocean View Drive - Built 1928-1938 - RE 555350 - MO01994 - 1/05

141 Sunrise Drive - Built 1935 - RE 506030 - MO03717 - 1/05

143 Atlantic Circle Drive - Built 1950 - 1958 - RE 090060 - MO03628 - 1/05



162 Sunrise Drive - Built 1948 - RE 506230 - MO03634 - 1/05

149 Sunrise Drive - Built 1938 - RE 506460 - MO03635 - 1/05

165 Tavernier Trail - Built 1930 - RE 506490 - MO03715 - 1/05

153 Tavernier Trail - Built 1940 - RE 506470 - MO03716 -1/05

166 Atlantic Circle Drive - Built 1932 - RE 556070 - MO01983 - 1/05

157 Lowe Street - Built 1935 - RE 90270.002 - MO03640 - 1/05

178 Beach Road - Built 1941 - RE 90270.000202 - MO03643 - 1/05

180 Lowe Street - Built Pre-1935 - RE 566280 - MO01990 - 1/05

185 Lowe Street - Built 1938 - RE 566340 - MO03641 - 1/05

181 Coconut Row - Built 1930 - RE 566040 - MO03644 - 1/05

186 Atlantic Circle Drive - Built 1944 - RE 556030 - MO03629 - 1/05

181 Lowe Street - Built Pre-1935 - RE 566330 - MO01991 - 1/05

190 Atlantic Circle Drive - Built 1935 - RE 555810 - MO03630 - 1/05

184 Lowe House - Built 1935-1936 - RE 566310 - MO01992 - 1/05

195 Lowe Street - Built 1950 - RE 566380 - MO03642 - 1/05

198 Beach Street - Built ca 1935 - RE 557130 - MO01985 - 1/05

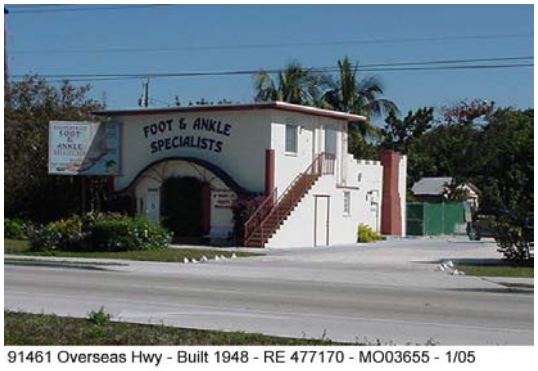
Albury House - 132 Tavernier Drive - Built 1922- 1928 - MO02009 - 1/05

200 Beach Street - Built 1935 - RE 557120 - MO01985 (?) - 1/05

Allen House - 133 Sunrise Drive - RE 506000 - MO02003 - 1938 - 1/05

256 Tarpon Street - Built 1940 - RE 555250 - MO02006 - 1/05

Cliff Carpenter House - 114 Sunrise Drive - Built 1931 - MO02004 - 1/05



91461 Overseas Hwy - Built 1948 - RE 477170 - MO03655 - 1/05

Cliff Carpenter Shed - 114 Sunrise Drive - Built 1945 - RE 506420/30/40 - MO2005 - 1/05

Copper Kettle Restaurant - 91875 Overrseas Hwy - RE 555610 - MO03625 - 1/05

Geiger Packing House - 105 Coconut Row - Built 1919 - RE 566120 - MO01986 - 1/05

JV Albury House - 92001 Overseas Hwy - Built 1923 - RE 89670.0001 - MO02000 - 1/05

Merlin Albury House - 91931 Overseas Hwy - Built 1928 - RE 556190 - MO01997 - 1/05

Tavernier Methodist Church - 91701 Overseas Hwy - Built 1936 - M001995 - RE 556190 - 1/05

Copper Kettle/ Old Standard Station - Built 1930 - RE 555610 - Mo03627 - 1/05

Old Tavernier Post Office - 91951 Overseas Hwy - Built 1926 - RE 89940 - MO01998 - 1/05

Robert's House - 140 Sunrise Driive - Built 1934 - RE 506330 - 1/05

Tavernier Hotel - 91865 Overseas Hwy -- Built 1930 - 1932 - RE 555610 - MO01996 - 1/05

Willard Albury House - 91991 Overseas Hwy - Built 1922 - RE 89930 - MO01999 - 1/05

Wilkinson House - 159 Tavernier Trail - Built 1939 - RE 506830 - 1/05

Appendix 4
Glossary

Art Deco	Architectural style characterized by bold outlines and streamlined shapes. Stucco is the predominant exterior wall material.
Bahama Shutter	Type of storm shutter made of horizontal elements, when open it allows visibility while shading the window, when closed it provides good storm protection.
Base height	Building base height is the height to which the first habitable floor is built.
Board-and-Batten	Type of siding where vertical boards are overlapped by narrow wooden strips.
Certificate of Appropriateness	A Certificate of Appropriateness (COA) is a document approving work on local landmarks or properties in historic districts based on consistency with applicable design guidelines or standards.
Chimney	A vertical element that project through and above the roof used as an exhaust for air, smoke or fumes.
Commercial Vernacular	Commercial vernacular architecture is buildings that are used for selling products or services, but are not of the "pure architecture," such as department stores designed by famous architects
Composite Tile	A manufacture tile made of more than one material to improve durability and installation.
Comprehensive Plan	The guiding policy document for all land use and development regulations in Monroe County, and for regional services throughout the County including transportation, sewers, parks and open space.
Contributing Structure	A historic building that is part of the register of historic buildings.
Coquina Stone	Also known as coral stone, it is a fossilized stone that contains remnants of marine life.
Depth	The depth of a building is the distance between its front and back walls.
Dormer	A gabled extension built out from a sloping roof to accommodate a vertical window
Driveway	The extension of a street into a private property to access parking.

Fence	An accessory structure intended for use as a barrier to property ingress or egress or for decorative use.
Frame Modern	A wooden frame building that has for base a reinforced concrete structure.
Frame Vernacular	A wooden frame building that uses traditional wood frame technology.
Gabled Roof	The end of a building as distinguished from the front or rear side. The triangular end of an exterior wall from the level of the eaves to the ridge of a double-sloped roof.
Guidelines	Set of rules and suggestions to guide development
Height	The height of a building is the distance between the ground and its highest point, and it can be measured to a parapet or ridge.
Hipped Roof	The inclined external angle formed by the intersection of two sloping roof planes. Runs from the ridge to the eaves.
Land Development Regulations	Are the policies and regulations on land use, development and construction.
Livable CommuniKeys Plan	It is Monroe's County Master Plan for the county and its parts.
Lot coverage	The percentage of the lot area covered by the ground floor of principal and accessory buildings.
Masonry Vernacular	It is a masonry building where the masonry has been applied in a traditional way.
New Construction	In the guidelines, new construction refers to new buildings developed within the Tavernier Historic District
Non-Contributing Structure	In the guidelines, the term refers to existing buildings within the historic district that are not recorded as historic.
Novelty Siding	Type of milled siding that is thin above and thicker below with a concave bevel.
Overlay	The superimposition of a district that changes the rules for development from the underlying zoning.
Porch	An exterior space attached to the building, generally under a separate roof shape.
Rafter	A sloping roof member that supports the roof covering which extends from the ridge or the hip of the roof to the eaves.

Setbacks	The minimum distances that structures must be held back from property lines.
Width	The width of a building is the distance between the edges along its front and it can be measured to an exterior wall or to the edge of a porch.